

ATTACHMENT H

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From: Deborah Gorman
To: Beatty, Beverly
Date: 2/23/2006 3:09:31 PM
Subject: Re: Re File number 2005-1009: 563 Alberta Avenue

Thank you Beverly.

I will print copies of your e-mail and provide it with the report that is being given to the Planning Commissioners so they can consider your input.

It was nice speaking with you today.

Debbie Gorman
Planning Division
(408) 730-7440

>>> "Beverly Beatty" < 2/23/2006 2:57 PM >>>

I've owned and lived in the home at 562 Ft Laramie Drive (which backs up to 563 Alberta and the adjoining property at the corner of Alberta/Richelieu) since its construction was completed in June 1966.

It wasn't until I actually moved into my new dream home when it was completed that I realized there was more than a "cosmetic" REASON why there was a raised planter built across the full (almost 100-foot) width of my back yard 3 1/2 feet in front of the fence: the ground level of the property at 563 Alberta is 1 1/2 feet higher than my property (with the height difference between Alberta and Fort Laramie properties steadily increasing from this minimum height difference to a much larger difference at the other end of this block). When the corner property was later developed as a 1-story triplex, its ground level was 4 feet higher than my property level for our 10 1/2-foot shared property line (this is the corner property adjacent to 563 Alberta). It was disturbing to discover that the large windows on the back side of my home that made the inside of my home so light and bright had an unexpected downside: a direct view from the properties on Alberta into the extra-wide sliding glass door of my family room and the large windows of my living room and my master bedroom. The developers had placed the houses in this neighborhood on the lots creating a large front yard which reduced my back yard depth to just 17 feet between the house and the retaining wall. Thus any time my family wanted the feeling of any sense of privacy in any of those three rooms which spanned the back of my home, instead of enjoying bright, light-filled rooms, it was necessary to close the drapes and/or blinds. Instead of the colorful flowers I had wanted to plant in the raised planter, I had to plant bushes which would remain in leaf year-round and eventually grow tall enough to shield the intrusive view from that adjoining lot and single story house. It took a number of years for the bushes to grow taller than the standard 6' fence between 563 Alberta and my home...when I was delighted to FINALLY be able to leave the drapes and blinds open without looking out to see eyes "looking in" over the fence. When the corner triplex later was built, that property owner built a fence (placed against the original 6-foot fence between our properties) which is about 2 1/2-feet taller - thus preserving our privacy even THOUGH that property sits even higher than 563 Alberta and otherwise would have a direct "fish bowl" view into my family room. There were times over the years before I found the excellent arborist who now cares for them that a bush in my "living privacy fence" would get improperly trimmed or one of the bushes would become diseased, die, and have to be replaced - diminishing the privacy for the the years it took for that bush to grow sufficiently to again visually shield my back yard, spa, family room, living room, and master bedroom in this way. This has NOT been an inexpensive solution for me...as it costs me a full month of my Social Security income each year just for the arborist's routine trimming and maintenance work IF there are no problems with any of the bushes.

Now there's a request to replace that one single-story house with 4 two-story houses looking down into/onto my back yard, spa, and deck which has always been the only private area of my almost 9,000 sf lot (my side yard is viewable from the street and the house adjacent TO my side yard). I'll greatly miss feeling free to quietly relax in my spa sans swim suit...and I'll be sad that the possums that live on the 563 Alberta property and make nightly visits to drink from the sizable naturalized fish/lily pond in my back yard will have to find a new home: I've grown to look forward to seeing them flip on the motion sensor light as they scuttle across my deck for all these many years.

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I must accept that life changes...but it's my hope that win-wins can be accomplished regarding this proposed project...that the significant struggles and sacrifices I've made for these past 40 years to acquire this home I raised my children in and which I've worked ever since to encourage nature to share with me as a quite refuge to enjoy in my semi-retirement won't have all been in vain as a result of this proposed project.

I tried taking photos to attach that would help acquaint those making the decisions with the impact these taller structures with higher density would likely have ON my life/home investment...but I couldn't find a way to photograph lot height variations and such. I would welcome having anyone involved who might choose to visit to get a first-hand look to see what COULD be considered to achieve the most win-wins for both the permit applicant and myself.

Beverly Walker Beatty

~~225 E. Hacienda Drive~~
Sunnyvale, CA 94087

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From: "Mike Cully"
To: <dgorman@ci.sunnyvale.ca.us>
Date: 2/27/2006 2:43:58 PM
Subject: Planning Commission - Item 2005-1009

To the Sunnyvale Planning Commission:

I am writing to you in connection with file number 2005-1009, location 563 Alberta Avenue.

As a Sunnyvale home owner for 27 years at ~~563 Fort Laramie Drive~~, I OBJECT to the Rezoning proposed for this project. My home is adjacent to the homes behind the proposed project.

I purchased my home with the understanding that the zoning for the surrounding residences would not change. My home on Fort Laramie Drive is approximately four (4) feet below the single story residences on Alberta. Because of the different property levels, the current single story residences on Alberta already give the appearance of two story residences from Fort Laramie. If the proposed project is approved and executed, the new two story residences on Alberta will appear as three (3) story residences from Fort Laramie. I think your thought process and rational should be considering the proposed new residences as rezoning for three (3) story single family units. I do not believe you would approve rezoning for 3 story residences.

The height of the proposed project VS the current residences will be further aggravated by the Rear Setbacks. The current single story residences are 20' from the Fort Laramie property lines. The much taller 2 story residences are proposed for 10' from the Fort Laramie property lines. This will further dwarf our homes on Fort Laramie, put my yard and bedroom/living room/family room in shadows and invade our privacy.

I believe the City of Sunnyvale claims that "preserving and enhancing neighborhoods" are among the highest priority for the city. If that claim is real and not just words on paper, then the proposed project should not be approved by the Planning Commission. Please protect our little neighborhood.

Yours truly,

Mike Cully

Tang
P.O. Box [REDACTED]
Sunnyvale, CA 94088

City of Sunnyvale
Department of Community Development
456 W. Olive Avenue
Sunnyvale, CA

Protest of Negative Declaration

Re: File Number 2005-1009; No. 06-04 (E-13001)
Proposals for rezoning and development of 563 Alberta Avenue

I. TREE REMOVAL

The proposed project calls for removal of several trees, both protected and unprotected, within the 16,213 square foot lot of the 563 Alberta Ave. site.

Aesthetics:

The high density and height of the trees on-site create a natural setting that is unique along Alberta Ave. They are the only Monterey Pines on Alberta Ave. that are visible from trunk-to-top from the street or sidewalk. It is a scene enjoyed by many, as the street experiences heavy pedestrian traffic due to the proximity of local schools. It is also in direct view of all traffic leading out of Tenaka Pl. which terminates at this location.

While it is recognized that three of the trees are to be preserved, removal of *any* existing trees on-site will have an immediate detrimental impact on the natural scenic vista made possible by the density of tree growth present.

(photographic attachments on following pages)

Historical/Cultural:

Longtime residents have commented that the Monterey Pines present on the site have existed since before the Alberta Ave. residential tracts were developed in the 1960's, and likely prior to that. Having been part of the scenery for over 50 years, the trees may be an irreplaceable visual asset to the community, and may be put into consideration as a historical or cultural resource.

Wildlife/Biological:

Because of the concentration of natural qualities of the site, small animals such as squirrels, possums, and birds are more attracted to this habitat than the other semi-artificial landscapes in the area. The pines and berry trees on the site provide homes, sustenance, and natural landmarks. Removal of the trees will affect these animals and may cause unnecessary loss of life or undesirable displacement to other areas of the neighborhood.

II. VISUAL OBSTRUCTION OF LIGHT AND SKY TO NEIGHBORING UNITSAesthetics:

The proposed plans involve construction of two-story homes in an area where all neighboring structures are single-story. The proximity of the proposed 2-story structures from the edge of their lots is only 6 feet to the east and west and 10 feet to the north. The difference in height combined with close proximity will have a visual impact on neighbors. Light and sky visibility, especially from windows will be reduced substantially, if not completely.

The proposed construction therefore creates an immediate detrimental effect on the quality of life and property values for neighboring residents.

I hereby submit this protest of negative declaration:


Signed _____2/27/06
Date _____



The unique, majestic view from the sidewalk of Alberta Avenue.



This, the tallest of the Monterey Pines on-site is marked for removal under current plans.

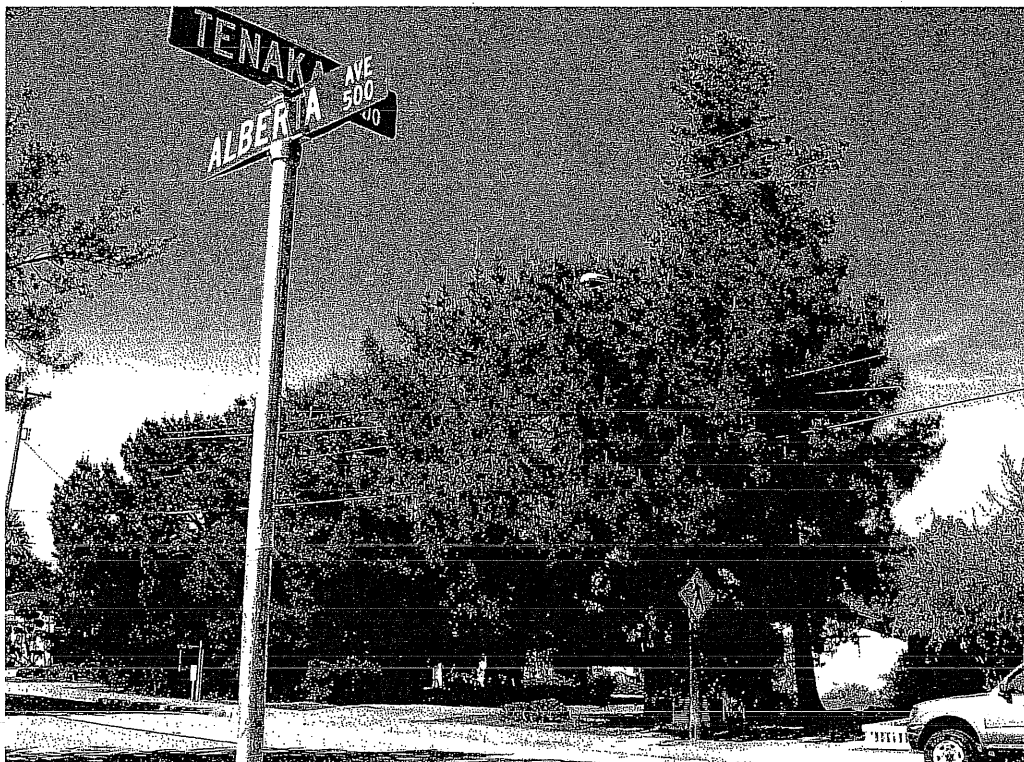
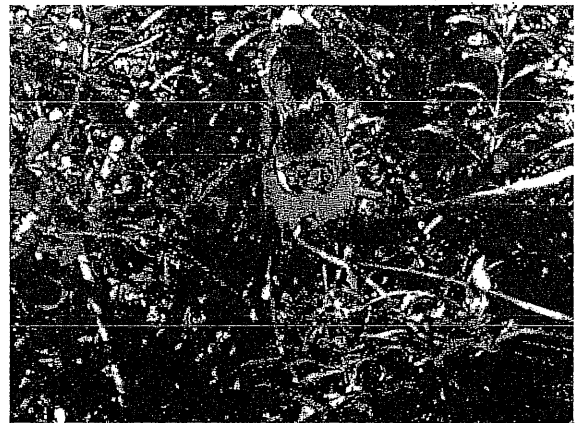


The visible nature, close to the sidewalk can be enjoyed by pedestrians.
This tree is marked for removal due to proximity to the proposed new driveway.

[Attachments: Photos of natural scenery created by trees at the 563 Alberta Avenue site; #3]



Small animals are sustained by the pines and berry trees on-site.
It is evident that it is a setting rich with nature and life.



The view seen by traffic turning onto Alberta from Tenaka, which ends at this intersection.